

River Terrace Irrigation System Owner's Guide

January 11, 2024

Dear River Terrace Property Owner,

We are all fortunate to be a part of one of the most picturesque neighborhoods in all of the Grand Valley. Besides the wonderful views of the Monument and the valley, walks in our beautiful neighborhood are priceless. An important element of maintaining the aesthetics to benefit the greater good of our neighborhood is having access to irrigation water during the growing season. As irrigation infrastructure and irrigation water supply is collectively owned, the River Terrace HOA provides operational maintenance and repair. The average annual cost of maintenance and repair is \$2,150. Volunteers conduct the start up and shutdown processes and provide critical oversight to make sure the system is running as designed. You, the water users, are perhaps the most important part of keeping the system healthy and running smoothly by responsibly using it efficiently.

There are roughly 49 lots in our association, so each of your individual irrigation systems is equal to 2% of the total irrigation water supply requirement. Our pumping system can service about half the homes of the subdivision at any one time. If too many homes are using water at a time, the pressure is greatly affected and pumps work overtime to keep up. You may experience pressure problems during peak hours (i.e. mornings) so you may need to adjust your times accordingly. Common Area watering is scheduled at night to avoid peak times. The River Terrace HOA CCRs currently specifies an owner can water 3 days a week; either Wed Fri Sun or Tues Thu Sat and no watering on Mon to spread usage but does not specify which is applicable to your address. **In consideration of the intent of this requirement, and to make implementation easier, The Board requests that odd addresses water on odd days and even addresses water on even days.**

System Overview:

There are three main components to our neighborhood irrigation supply. First, the pump house contains two water pumps, that draw water from our irrigation ponds and pressurize the distribution lines. Second, the distribution lines consist of the main water pipes that circle the neighborhood to distribute irrigation water lot by lot to our individual irrigation systems. Third, your self-contained and self-maintained individual irrigation system is connected to the main lines through an individual system service valve. After the main valve, **your individual irrigation system should have a filter, a timing device, and possibly several spigots (small valves for attaching garden hoses).**

YOU ARE RESPONSIBLE FOR YOUR SYSTEM

This entire irrigation water supply is separate from the Ute water supply. However, many residents may rely on Ute water to back up or supplement their individual irrigation needs, Ute water is metered and you pay for that water usage separately and is available throughout the year.

Each year, the collective irrigation water supply must be methodically started up, operated, maintained, and then shut down to prevent freeze damage. Each of you has a right to be connected to this irrigation water supply, but you are responsible to maintain your own individual irrigation system on your property in order to minimize the effect on the whole system. Regardless of the precautions, freeze damage may occur.

System Seasonal:

- Spring - Startup of HOA irrigation water system then individual irrigation systems.
- Summer - Water efficiently during the hottest part of the year to avoid system overload.
- Autumn - Shutdown and winterization of HOA irrigation system and individual irrigation systems.
- Winter- Regardless of precautions, freeze damage may occur. So plan for any repairs.

Note:

Please know that damage may occur to your individual irrigation system on your lot. Waterlines and valves should be inspected prior to startup if possible to avoid delays. **In some cases, for example, a broken individual system service valve would jeopardize the overall system startup. The repair of this valve would be your responsibility and completed expediently to allow completion of system startup. In these cases, the River Terrace Association may be required to complete the repair with an approved contractor and back charge you, the responsible Owner.**

System Startup:

The startup each year will consist of three separate steps for an efficient irrigation water supply to the neighborhood so that each individual irrigation system may be operated as early as possible in that season. You are responsible for proper use and maintenance of your individual irrigation system. The startup generally takes place several days after Redlands Water and Power irrigation canal startup in mid-April. It may take anywhere from one to three days depending on the amount of the neighborhood cooperation and any maintenance that is required. **Several days prior to startup, the “Close Valve” sign will be displayed at the neighborhood entrance indicating you should close your individual irrigation water service valve.**

Step 1: Irrigation Pump House

The irrigation pump house will be de-winterized, valves opened and pumps started to check for any obvious freeze damage. The distribution line pressurization would start after pumps are operating successfully. This step will only take one day unless major repairs are required. **During this step, your individual main valve must remain closed.**

Step 2: Irrigation Distribution Pressurization

The irrigation distribution water lines will be pressurized slowly to minimize potential damage from air trapped in the empty lines. Please report any damaged distribution lines during this step so that they may be repaired. **Please do not turn on your individual irrigation system during this stage** since water pressure variances will delay any troubleshooting and repair work that may be necessary. This step will take only one day unless major troubleshooting is required.

Step 3: Individual Irrigation System Turn-on

Finally, after observing the **“Water on”** sign at the entrance, you may start up on your individual irrigation system by opening your main valve. **Please check your system for leaks and that your timing device is operating correctly.**

System Shutdown:

At the end of the season the Irrigation system will be shut down and winterized typically in early October. When notified of this event and when the **“Close Valve”** sign is displayed please close your individual system service valve so that the main system can be winterized. Each owner is responsible for winterizing their individual irrigation system. It is recommended that the service valve remain closed for several weeks before partially opening it for the winter.

Systems Dos:

- Maintain your own individual system as appropriate.
- Utilize city water to supplement your own irrigations needs.
- Open and close your individual system service valve as indicated.
- Inspect your irrigation system for winter damage prior to system startup.

System Don'ts:

- Delay neighborhood system by postponing your own repairs.
- Leave main valves or spigots open during start up/shutdown.
- Leave water to freeze in your individual irrigation system over the winter.

Your cooperation in assisting the Homeowners Association Board to provide an efficient irrigation water supply will protect your investment of both time and money for your landscaping. Remember you are integral to having well operating irrigation system and a beautiful neighborhood. Irrigation problems should be reported at www.riverterracehoagj.com/irrigation. If there is irrigation emergency call a Board member. Lee Bemis and Bob White, our volunteer irrigation system care team, can assist you with general irrigation questions.

Thank you,
Your Board of Directors